425 Leeds Road, Dewsbury, WF12 7HL

Offers Over £75,000

bramleys

UNEXPECTEDLY BACK ON THE MARKET

An unusual property with a wealth of potential, this spacious ground floor flat will appeal to the cash buyer looking for a project, or alternatively the buy-to-let investor. Requiring a programme of improvements works through, which have been reflected within the asking price.

The accommodation briefly comprises:- entrance, lounge, kitchen, two bedrooms, bathroom and shower room.

Externally to the rear, there is access to the cellar, a block of 3 terraced garages and a linked outbuilding.

Early viewing is strongly encouraged to appreciate the potential on offer.

NO UPPER CHAIN

GROUND FLOOR

Entrance Area

8'7" x 7'1" (2.62m x 2.16m)

Accessed via a rear door, having a range of built-in cupboards.

Shower Room

With a shower cubicle, wash basin and a low flush WC.

Bedroom

12'7" x 8'9" (3.84m x 2.67m)

Positioned to the rear of the property, having window to the side elevation and built-in furniture.

Lounge

16'2" x 15'9" (4.93m x 4.80m)

A spacious lounge, located to the front and having a front window and a fireplace to one wall.

Kitchen

10'0" x 6'3" (3.05m x 1.91m)

Fitted with wall and base units with inset sink and a window overlooking the rear.

Bathroom

Furnished with a coloured 3 piece suite.

Bedroom

15'5" x 10'6" (4.70m x 3.20m)

Situated to the front of the property, this double bedroom is fitted with a window and built-in sink unit.

OUTSIDE

To the rear, there is external access to the lower ground floor cellar, a linked outbuilding and a row of terraced garaging.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Heckmondwike via Westgate passing Bramleys office on the right hand side and continuing in the direction of the town centre. At the traffic lights continue straight ahead into High Street which in turn becomes Halifax Road travelling in the direction of Dewsbury. On reaching the main set of traffic lights on the approach to Dewsbury town centre, take a left hand turning underneath the railways bridge proceeding over the ring road. Take the left hand filter lane onto Leeds Road proceeding straight ahead and the property will be found on the left hand side, clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

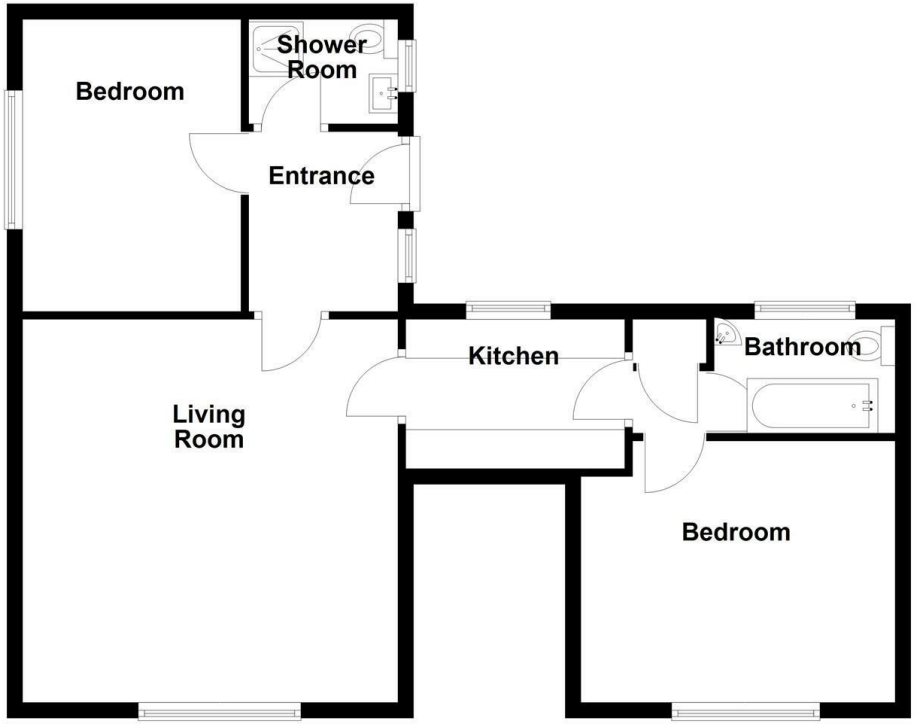
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01924 495334.

Ground Floor

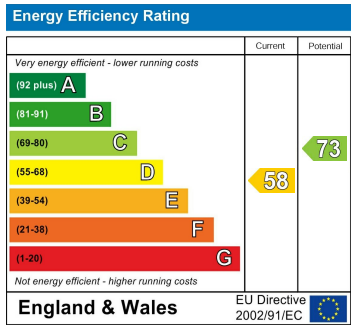


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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